

# Memorandum



**Date:** August 19, 2011

**To:** Penelope Townsley, Director  
Department of Small Business Development

**From:** Fernando V. Ponassi, MA Arch., LEED® AP BD+C  
Manager, Contracts Administration Section  
Design & Construction Services Division  
General Services Administration

**Subject:** Notice of Construction Project  
District 11 Preservation of Affordable Housing and Expansion of Home Ownership  
(Gran Via Apartments) GSA Project No. Z000107 GOB ESP

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## RECOMMENDATION

General Services Administration (GSA) is requesting that the subject project be reviewed by the Department of Small Business Development (SBD) for Community Small Business Enterprise (CSBE) measures, in order to proceed with the advertisement and subsequent bidding of the construction contract.

## BACKGROUND

This new project consists of a multi-story affordable residential and retail building. The residential component consists of 104 units and the retail portion consists of 3,700 sq. ft. of retail space. The residential portion breakdown is as follows:

- 12 one-bedroom units of 717 sq. ft.
- 12 studio units of 395 sq. ft.
- 80 one-bedroom units of 650 sq. ft.

The common areas include a multi-purpose room with kitchenette and ADA compliant restrooms of approximately 1,450 sq. ft., a building manager's office, a bicycle storage room, various waiting/pick-up areas, and covered parking for all residents with control gate access. All floors are equipped with laundry rooms and storage areas. Utility areas include a generator room, fire pump room, telecommunications room, and trash and recycling room, as well as a chute system. The building is equipped with two (2) passenger elevators and one (1) service elevator. Gran Via Apartments is an affordable housing project which is expected to achieve a minimum of "Silver" rating under the Leadership in Energy and Environmental Design (LEED) certification.

The applicable trades for the construction portion of the project will consist of concrete and masonry; roofing assembly; framing, drywall and finishing; painting; heating, ventilation and air conditioning (HVAC) systems; underground utility systems; asphalt paving including curbs and drainage; landscaping; plumbing system; electrical/electronic systems; and fire protection system. GSA requires that the selected General Contractor must 1) demonstrate having built one (1) affordable housing facility of similar size and complexity with a project cost of \$7,000,000 within the past ten (10) years;

and 2) must be a LEED®AP or have a LEED®AP Consultant on staff during the entire construction phase, who can demonstrate having participated in the construction of at least one (1) completed, Silver LEED-certified facility, or one (1) facility under construction, which is registered with the United States Green Building Council (USGBC) to pursue Silver LEED Certification. **GSA recommends that an 18% CSBE goal be established to this contract.**

For further details, please see Departmental Input Construction Contract/Project Measure Analysis and Recommendation (attached). If additional information is required, please contact me directly at (305) 375-3965.

cc: Wendi J. Norris, Director, GSA  
Penelope Townsley, Director, SBD  
Jose R. Perez, AIA, LEED®AP, Director, DCSD, GSA  
Asael Marrero, AIA, Manager, AES, GSA  
H. Patrick Brown, CM3, CMS, GSA  
Kelly Duncombe, SBD  
Ileana Quintana, SBD  
Project File

# DEPARTMENT INPUT

## CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Check applicable Ordinance(s): ☒ 90-143 Responsible Wage and Benefits Workforce Program

☒ 03-237 (formerly 03-1) Community

### PROJECT INFORMATION    See attachment ☐

**Contract/Project/\*Work Order No.:** Z000107 GOB ESP

\*Reference corresponding project number when submitting a work order

**Contract/Project Title:** District 11 Preservation of Affordable Housing and Expansion of Home Ownership (Gran Via Apartments)

**Description/Scope of Work:** This new project consists of a multi-story affordable residential and retail building. The residential component consists of 104 units and the retail portion consists of 3,700 sq. ft. of retail space. The residential portion includes: 12 one-bedroom units of 717 sq. ft.; 12 studio units of 395 sq. ft.; and 80 one-bedroom units of 650 sq. ft. The common areas include a multi-purpose room with kitchenette and ADA compliant restrooms of approximately 1,450 sq. ft., a building manager's office, a bicycle storage room, various waiting/pick-up areas, and covered parking for all residents with control gate access. All floors are equipped with laundry rooms and storage areas. Utility areas include a generator room, fire pump room, telecommunications room, and trash and recycling room, as well as a chute system. The building is equipped with two (2) passenger elevators and one (1) service elevator. Gran Via Apartments is an affordable housing project which is expected to achieve a minimum of "Silver" rating under the Leadership in Energy and Environmental Design (LEED) certification.

**Estimated Cost:** \$7,748,918

**Funding Source:** GOB Funds - Series D, F, and G

**Location of Project** (street address or beginning and ending points) i.e. 12345 NE 23<sup>rd</sup> Ct or Starts at 135 St. ends at 145 St.

SW 127<sup>th</sup> Avenue and SW 8<sup>th</sup> Street, FL

### PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP)    See attachment ☐

Engineer/Department or Agency's estimated required workforce for Project ☐ Work Order ☐:

Trade/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
01. General Requirements	4	120
02. Site Construction	8	120
03. Concrete	8	100
04. Masonry and Stone	6	120
05. Metal	4	60
06. Wood and Plastic	4	60
07. Thermal and Moisture Protection	3	90
08. Doors and Windows	4	90
09. Finishes	6	120
10. Specialties	4	60
11. Equipment	3	60
12. Furnishings	3	20
13. Special Construction	-	-
14. Conveying Systems	4	120
15. Mechanical	6	90
16. Electrical	6	90

Comments: N/A

**PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE)** See attachment ☐

Sub-Trade	Est. Cost	% of Item to Base Bid	Availability
01. General Requirements	\$ 464,935.00	6%	
02. Site Construction	\$ 1,704,762.00	22%	
03. Concrete	\$ 1,239,827.00	16%	
04. Masonry and Stone	\$ 387,446.00	5%	
05. Metal	\$ 154,978.00	2%	
06. Wood and Plastic	\$ 77,489.00	1%	
07. Thermal and Moisture Protection	\$ 309,957.00	4%	
08. Doors and Windows	\$ 309,957.00	4%	
09. Finishes	\$ 1,317,316.00	17%	
10. Specialties	\$ 77,489.00	1%	
11. Equipment	\$ 77,489.00	1%	
12. Furnishings	\$ 77,489.00	1%	
13. Special Construction	N/A	N/A	
14. Conveying Systems	\$ 154,978.00	2%	
15. Mechanical	\$ 774,892.00	10%	
16. Electrical	\$ 619,913.00	8%	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$7,748,918.00</b>	<b>100%</b>	

**RECOMMENDATION**

**Set-Aside:** Level 1 ☐ Level 2 ☐ Level 3 ☐ Trade Set-Aside ☐ Sub-Contractor Goal ☐ Workforce Goal ☐ No Measure ☒

**Basis for Recommendation:** GSA recommends that an 18% CSBE goal be established to this contract.

**Date submitted to SBD:** 8/19/2011

**Contact Person:** Lillian D. Garcia, A&E Contracts Manager, CAS

**Telephone No.:** 305-375-3913